

# THE LEAF



## TRITERRA

1ST QUARTER  
2022

Triterra is a professional environmental consulting firm specializing in brownfield development, environmental consulting, and natural resource management services. Our team is dedicated to improving the quality of the natural environment within the community while providing consulting services that are tailored to the best interests of our clients. Our staff is committed to providing practical environmental solutions through a creative process that incorporates integrity, innovation, and responsiveness.

### TRITERRA IS PLEASED TO ANNOUNCE THE ADDITION OF THREE NEW STAFF MEMBERS



Kyle A. Clark  
Director | Industrial Hygiene  
Grand Rapids Office



Kathleen Christnagel  
Environmental Scientist  
Alma Office



Alexis Bowen  
Environmental Scientist  
Lansing Office



### CONTACT US

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CREATING HEALTHIER COMMUNITIES THROUGH  
PRACTICAL AND CREATIVE ENVIRONMENTAL SOLUTIONS



## PROJECT HIGHLIGHT

### BROADWAY LOFTS



Broadway Lofts is located at 410 West Broadway Street in Mt. Pleasant. The site is immediately adjacent to the city of Mt. Pleasant City Hall and was used for various industrial purposes since at least 1890 until sometime in the late 1960s. Property operations and occupants included a lumberyard, railroad spurs, a mill race/grain elevator, feed and produce company (lime storage, icehouse, hay building, lumber storage buildings, and tool houses), coal storage, planing mill, brick storage. Multiple buildings existed on the Property until they were razed prior to 2000.

Michigan Community redeveloped the property into a new-mixed-use, four-story building including 48 residential units on the upper floors and the 10,000-square-foot GreenTree Co-op Market on the first floor. The project was announced in 2019 and started construction in May of 2020; impacts of COVID-19 created delays and hurdles for the build. "Projects like this one are never easy, and development has become even more challenging because of the pandemic," says Marilyn Crowley, vice president of investments for Michigan Community Capital, the project developer. Residents were able to start moving in the week of January 3, 2022, and Michigan Community Capital hosted a grand opening event February 8, 2022. This project marks the largest new development in downtown Mt. Pleasant in 40 years. The project received wide-spread city support with a reduced sale price of the land as well as approval of a Neighborhood Enterprise Zone Abatement and a Commercial Redevelopment Abatement. Additionally, the project received state support in the form of a low-interest loan from the Michigan Economic Development Corporation (MEDC). Triterra conducted environmental due diligence services to quantify environmental and Brownfield conditions associated with the site and secured a \$565,000 grant through the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to allow for cleanup of contaminated soils and install specialized foundation systems to support the new, mixed-use structure. We love helping our clients understand navigate the development process on Brownfield sites and ultimately resulting in a positive impact including bringing housing and healthy food access to this low-income census tract. For a virtual tour and availability click [here](#)

## MEET CRAIG S. MULICA



Craig serves as a Regional Director for the firm. His primary responsibilities are building the western Michigan Triterra practice and establishing a network of clients based on a shared philosophy of efficiency and accuracy with a focus on getting real estate and development deals to the next level while providing grants and incentives that pay for the necessary environmental work. Mulica also helps property developers, financial lenders, and real estate professionals keep their projects on track when environmental issues and regulations threaten the timing and budget of their deal. People call him when they are frustrated or concerned about environmental issues that may impact their project timing, budget, and their client confidence. He makes sure that all environmental options are discussed, and all local, state, and federal funding sources are vetted so we can get the project back on track. We asked Craig what he likes about working at Triterra and he said "I like the relationships that Triterra builds with our clients, and also the people that I work with within the Triterra family. Everyone is eager to complete great work and that is very refreshing to be around." When Craig isn't at work, he enjoys spending time outdoors doing most anything. From kicking back at the beach, to trail running, to exploring a river or lake on a kayak or paddle board. He is excited that his two boys are getting to the age where they can finally join him! Craig's favorite podcast is: On Purpose with Jay Shetty, and his favorite quote is: "Your smile is your logo, your personality is your business card, how you leave others feeling after an experience with you becomes your trademark" Jay Danzie

Contact Craig:  
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# TRI TERRA

BROWNFIELDS | ENVIRONMENTAL CONSULTING | NATURAL RESOURCES